



City of Rialto

Legislation Text

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For the Planning Commission Meeting of [February 26, 2020]

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Matthew Schneider, Director of Community Development
FROM: Daniel Rosas, Associate Planner

Conditional Development Permit No. 2018-0045 (MC2018-0102): A request to allow the development of a trucking facility consisting of a 15,258 square foot industrial building with a 1,400 square foot canopy, a storage yard with 30 truck/trailer parking spaces, and associated auto-parking, landscaping, and required street improvements on 2.84 acres of land (APN: 1133-081-01 & 02) located at the southwest corner of Locust Avenue and Stonehurst Drive within the General Manufacturing (I-GM) zone of the Rialto Airport Specific Plan. The project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

On January 29, 2020, the Planning Commission considered Conditional Development Permit No. 2018-0045 (**Attachment A - Planning Commission Staff Report dated January 29, 2020**) for the proposed project. At the conclusion of the public hearing, the Planning Commission tabled further consideration of the project pending submittal of additional information on the cumulative traffic impacts of the project.

Staff in the Public Works Department analyzed the cumulative impacts of the project and prepared a memorandum with their findings to the Planning Commission (**Attachment B**). As indicated in the memorandum, the proposed project will generate 1.6 percent of existing traffic and will generate 1.0 percent of future traffic volume of Locust Avenue. Under both existing and future scenarios, Locust Avenue has sufficient capacity to accommodate traffic from the proposed project.

Because the item was tabled on January 29, 2020, public hearing notices for the proposed project were sent to all property owners within 300 feet of the project site and the public hearing notice was published in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

Adopt the attached Resolution (**Attachment C**) to approve Conditional Development Permit No. 2018-0045 to allow the development of a trucking facility consisting of a 15,258 square foot industrial warehouse building with truck repair and a truck and trailer storage yard, subject to the findings and

conditions therein.

Attachments:

Attachment A - Planning Commission Staff Report dated January 29, 2020

Attachment B - Public Works Memorandum dated February 11, 2020

Attachment C - Draft Resolution for Conditional Development Permit No. 2018-0102